

013.0

0008

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

891,500 / 891,500

USE VALUE:

891,500 / 891,500

ASSESSED:

891,500 / 891,500



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18-20		PARKER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FLIGG JASON &	
Owner 2: FREEBURGER ERIN M	
Owner 3:	

Street 1: 18-20 PARKER STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: LEUNG CHENG-WEN BRUNO -
Owner 2: -
Street 1: 23 KNOLLWOOD LANE
Twn/City: WAYLAND
St/Prov: MA
Postal: 01778

NARRATIVE DESCRIPTION		SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst
LEUNG CHENG-WEN	1491-78		6/17/2016		700,000	No	No
LEUNG GEORGE Y.	1263-152		1/24/2003	Family		1	No
LEUNG GEORGE Y	1211-157		9/27/1999	Family		99	No
	991-59		11/1/1984		160,000	No	Y

OTHER ASSESSMENTS		Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							10776	
104	4950.000	436,700		454,800	891,500					GIS Ref			
										GIS Ref			
										Insp Date			
										02/21/18			

Total Card	0.114	436,700		454,800	891,500		Entered Lot Size	
Total Parcel	0.114	436,700		454,800	891,500		Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	379.04	/Parcel:	379.0	Land Unit Type:	

PREVIOUS ASSESSMENT										Parcel ID		013.0-0008-0010.0	
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	436,800	0	4,950.	454,800	891,600	891,600	Year End Roll	12/18/2019
2019	104	FV	338,200	0	4,950.	483,200	821,400	821,400	Year End Roll	1/3/2019
2018	104	FV	338,200	0	4,950.	352,500	690,700	690,700	Year End Roll	12/20/2017
2017	104	FV	317,100	0	4,950.	307,000	624,100	624,100	Year End Roll	1/3/2017
2016	104	FV	317,100	0	4,950.	261,500	578,600	578,600	Year End	1/4/2016
2015	104	FV	282,400	0	4,950.	255,800	538,200	538,200	Year End Roll	12/11/2014
2014	104	FV	282,400	0	4,950.	210,300	492,700	492,700	Year End Roll	12/16/2013
2013	104	FV	293,900	0	4,950.	200,100	494,000	494,000		12/13/2012

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEUNG CHENG-WEN	1491-78		6/17/2016		700,000	No	No		
LEUNG GEORGE Y.	1263-152		1/24/2003	Family		1	No	No	
LEUNG GEORGE Y	1211-157		9/27/1999	Family		99	No	No	
	991-59		11/1/1984		160,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1723	New Wind	6,435	C				

Date	Result	By	Name
2/21/2018	Meas/Inspect	BS	Barbara S
2/14/2009	Meas/Inspect	372	PATRIOT
11/6/1999	Inspected	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
8/26/1993		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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APPRAISED:	891,500 / 891,500
USE VALUE:	891,500 / 891,500
ASSESSED:	891,500 / 891,500

PRIOR ID # 1:	10776
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	

PRINT	
Date	Time
12/10/20	16:57:23
LAST REV	
Date	Time

LAST REV	
Date	Time
02/26/20	11:07:23
danam	

ASR Map:	
<tbl\_info

